

Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

Area Name / Number: Haller/Bitter Lakes / Licton Springs / 6

Previous Physical Inspection: 1994

Sales - Improved Summary:

Number of Sales: 344

Range of Sale Dates: 1/98 – 12/99

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
1999 Value	\$72,800	\$106,600	\$179,400	\$206,500	86.9%	12.80%
2000 Value	\$83,500	\$119,600	\$203,100	\$206,500	98.4%	8.63%
Change	+\$10,700	+\$13,000	+\$23,700		+11.5%	-4.17%*
% Change	+14.7%	+12.2%	+13.2%		+13.2%	-32.58%*

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.17% and -32.58% actually represent an improvement.

Sales used in Analysis: All improved sales, which were verified as good, were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition, the summary above excludes sales of parcels that had improvement values of \$10,000 or less posted for the 1999 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$76,200	\$105,200	\$181,400
2000 Value	\$87,500	\$114,600	\$202,100
Percent Change	+14.8%	+8.9%	+11.4%

Number of improved Parcels in the Population: 3393

The population summary above excludes multi-building and mobile home parcels. In addition parcels with 1999 or 2000 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

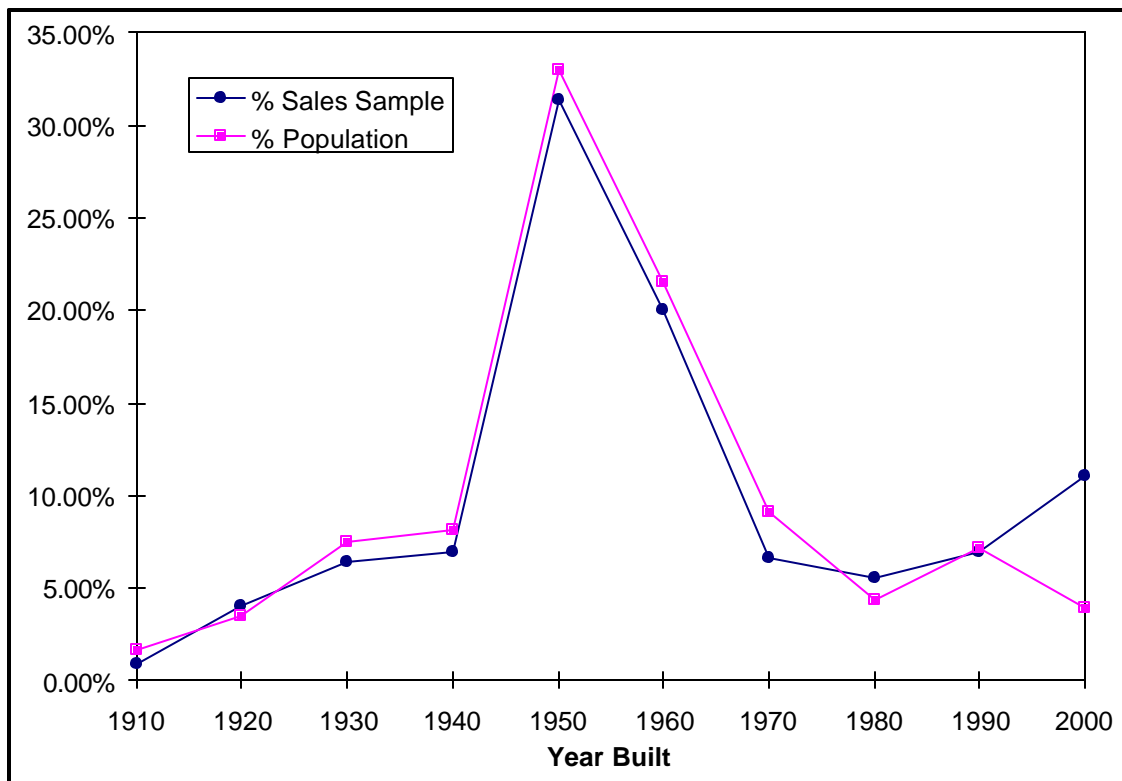
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	3	0.87%
1920	14	4.07%
1930	22	6.40%
1940	24	6.98%
1950	108	31.40%
1960	69	20.06%
1970	23	6.69%
1980	19	5.52%
1990	24	6.98%
2000	38	11.05%
	344	

Population		
Year Built	Frequency	% Population
1910	57	1.68%
1920	118	3.48%
1930	256	7.54%
1940	277	8.16%
1950	1120	33.01%
1960	729	21.49%
1970	308	9.08%
1980	148	4.36%
1990	245	7.22%
2000	135	3.98%
	3393	

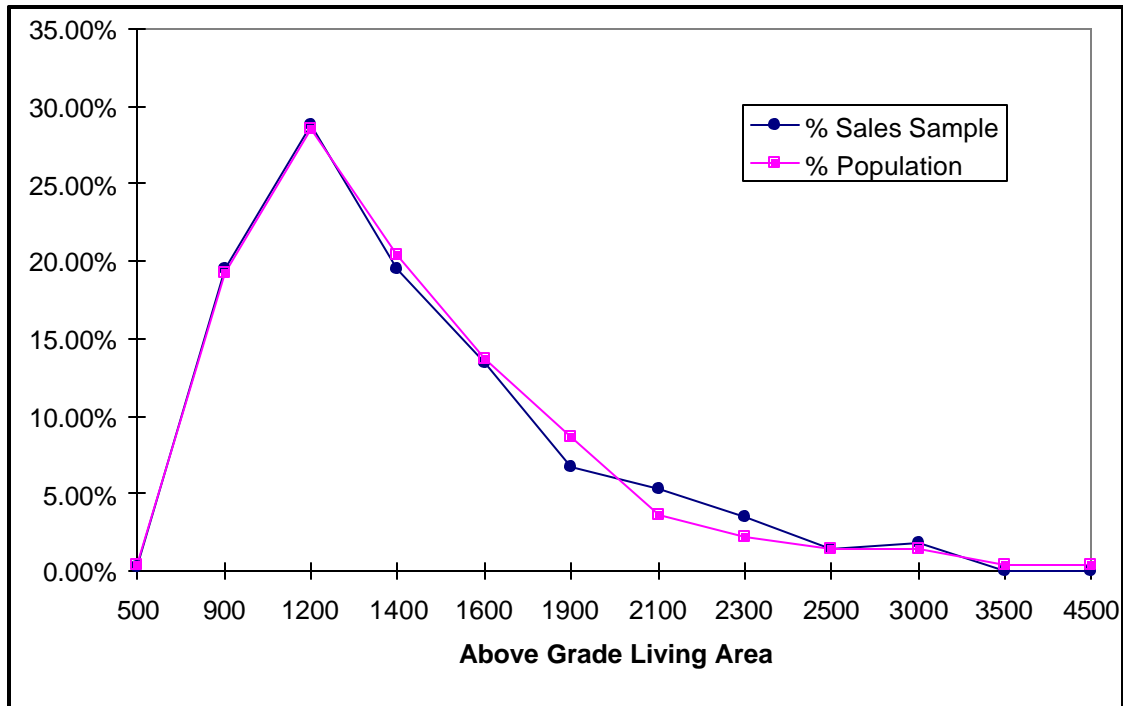


The sales sample adequately represents the population with regard to year built with the exception of homes built with in the last few years. The over representation of newer houses is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	1	0.29%
900	67	19.48%
1200	99	28.78%
1400	67	19.48%
1600	46	13.37%
1900	23	6.69%
2100	18	5.23%
2300	12	3.49%
2500	5	1.45%
3000	6	1.74%
3500	0	0.00%
4500	0	0.00%
		344

AGLA	Frequency	% Population
500	12	0.35%
900	651	19.19%
1200	966	28.47%
1400	692	20.39%
1600	464	13.68%
1900	295	8.69%
2100	121	3.57%
2300	76	2.24%
2500	46	1.36%
3000	48	1.41%
3500	11	0.32%
4500	11	0.32%
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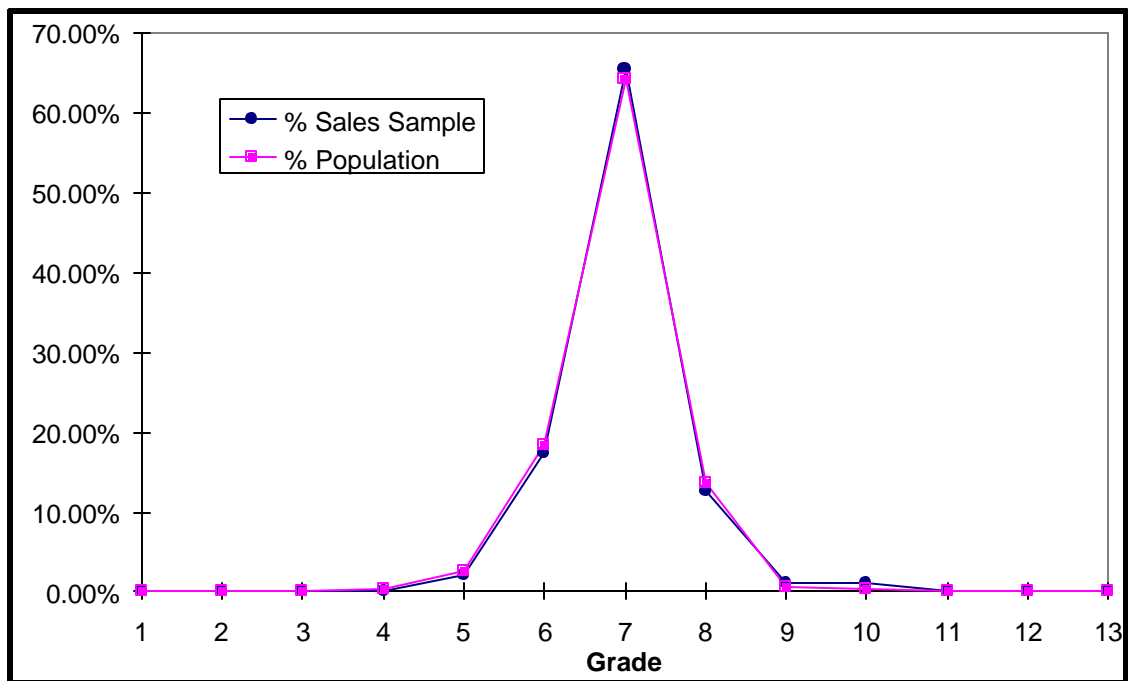


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

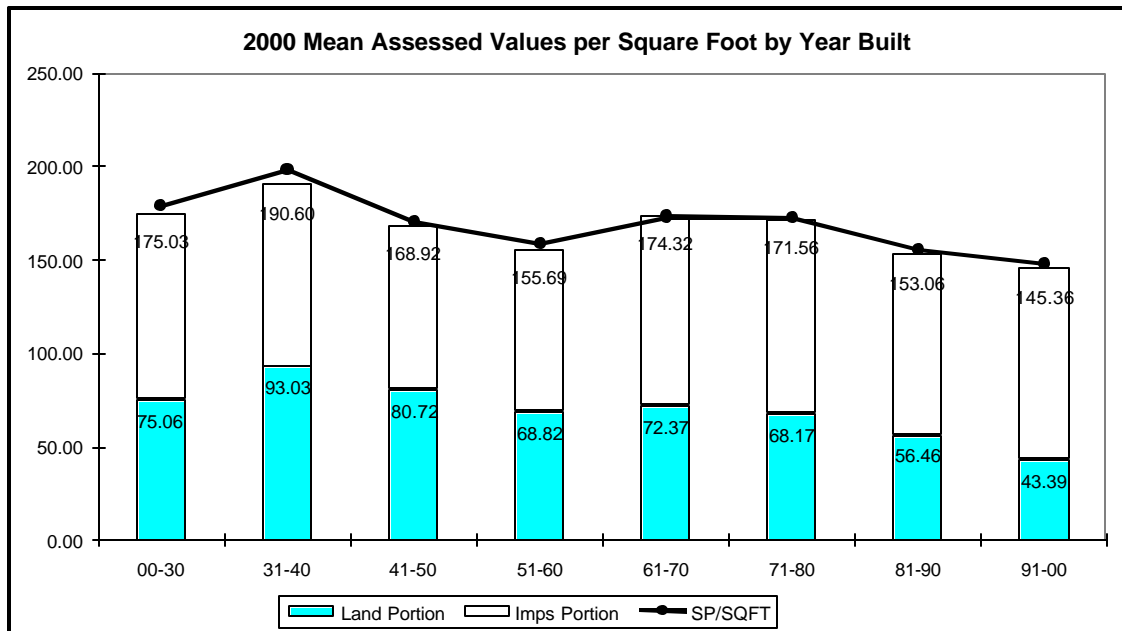
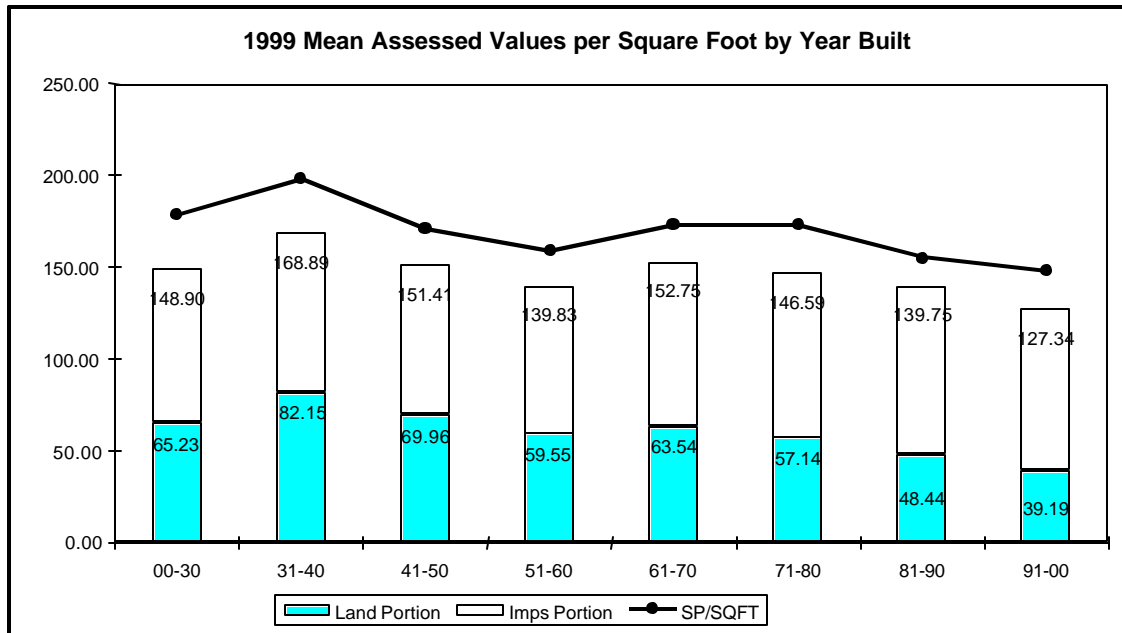
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	2.03%
6	60	17.44%
7	225	65.41%
8	44	12.79%
9	4	1.16%
10	4	1.16%
11	0	0.00%
12	0	0.00%
13	0	0.00%
344		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	9	0.27%
5	88	2.59%
6	624	18.39%
7	2183	64.34%
8	460	13.56%
9	19	0.56%
10	9	0.27%
11	1	0.03%
12	0	0.00%
13	0	0.00%
3393		



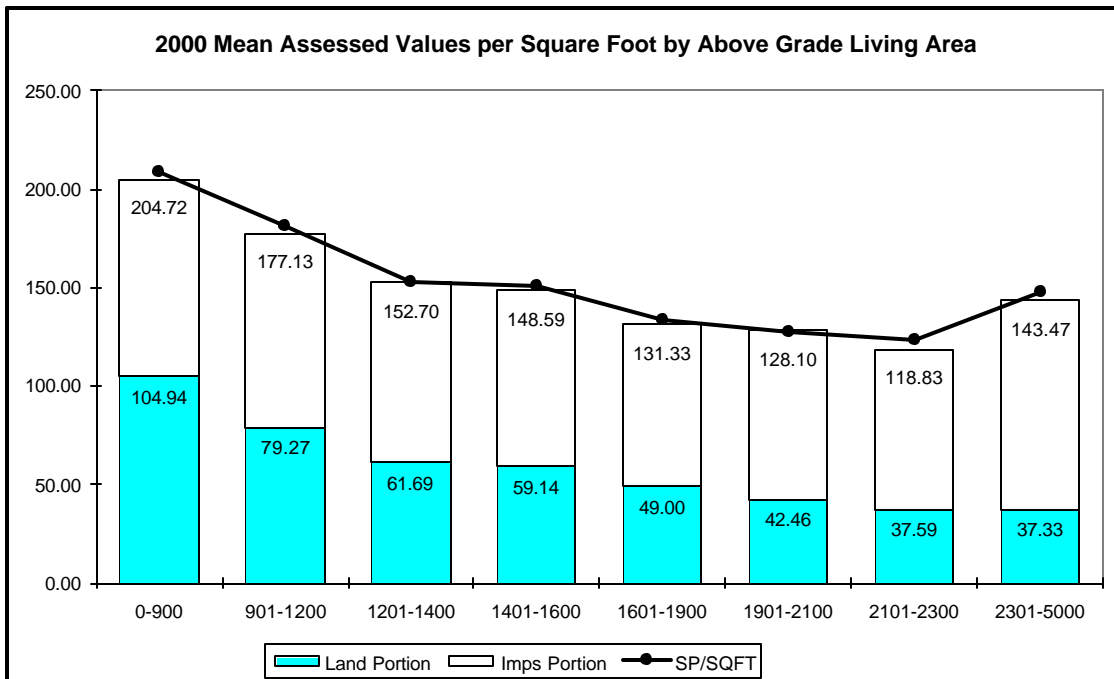
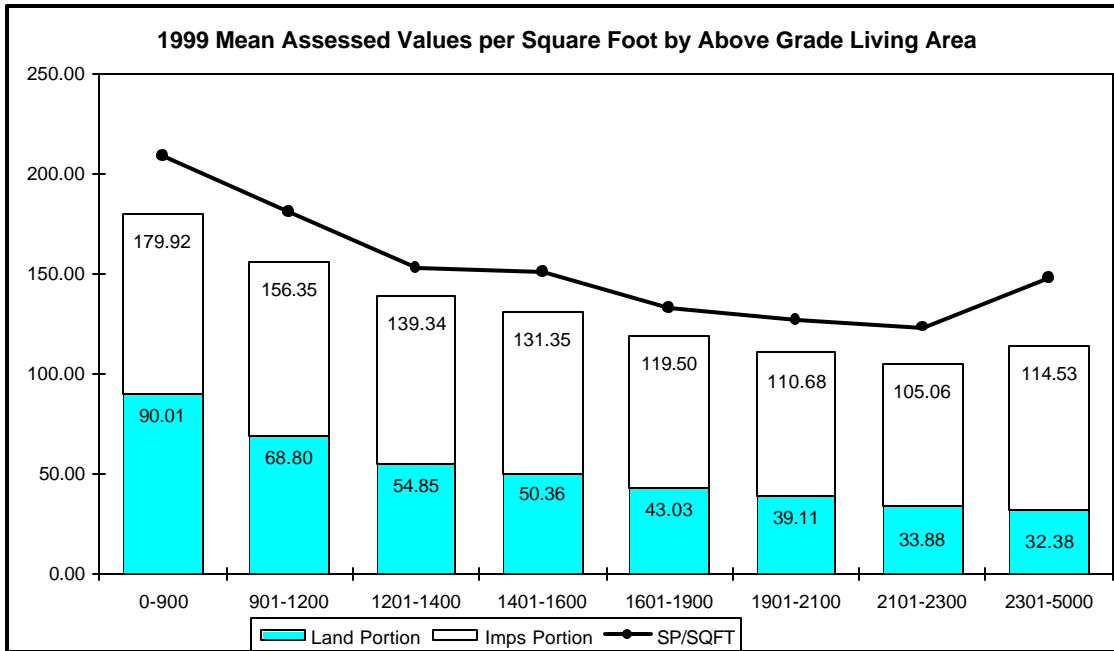
The frequency distribution of the sales sample follows the population very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 1999 and 2000 Per Square Foot Values by Year Built



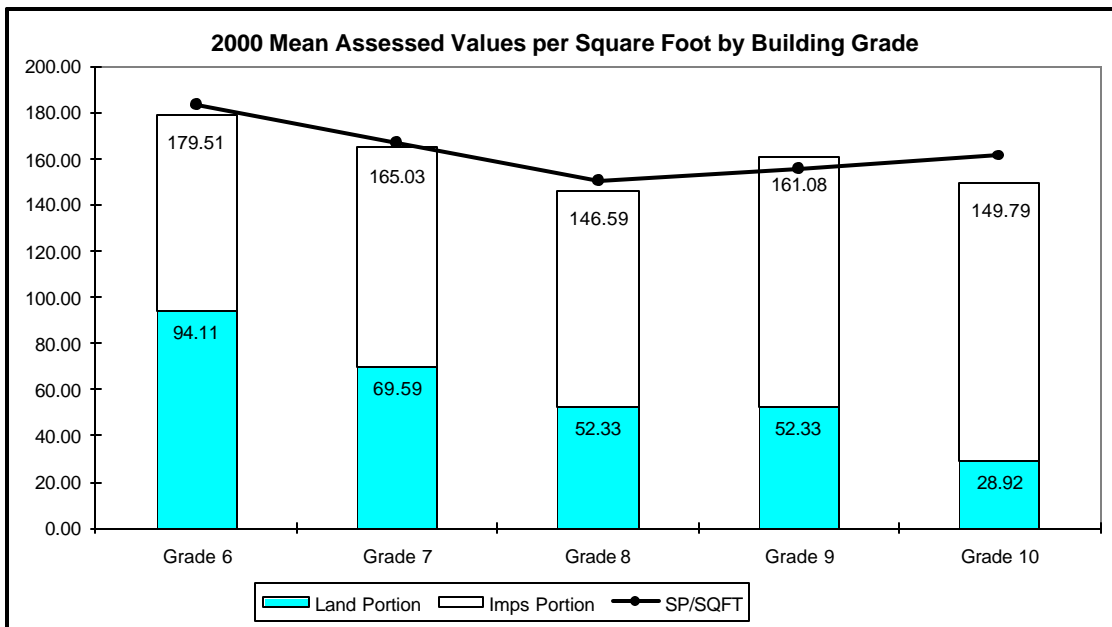
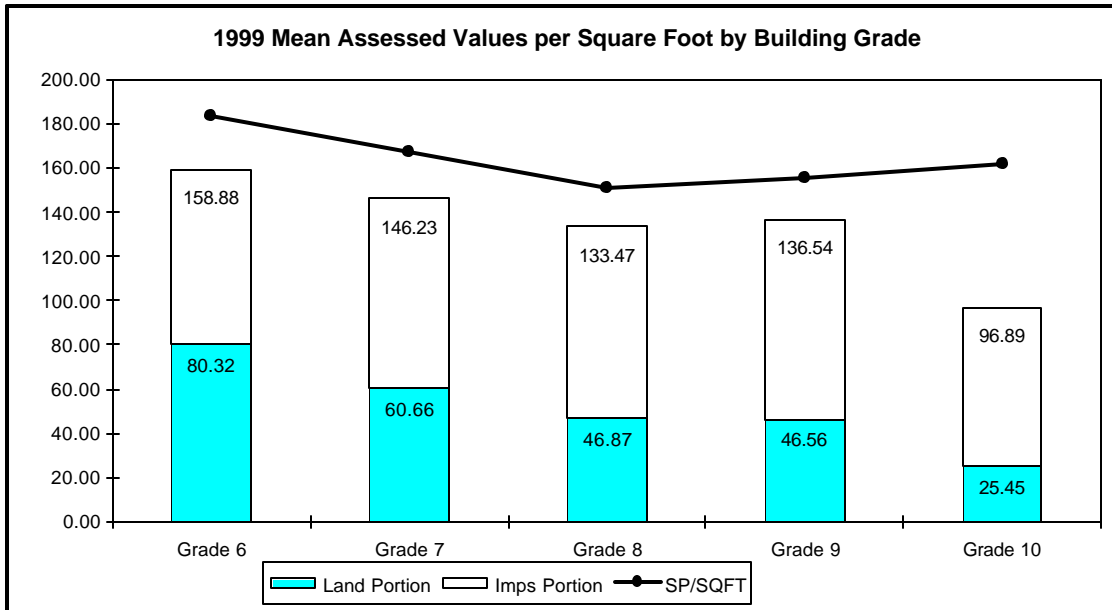
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value of land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value of land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. There were only four sales of Grade 9 houses, of which one was a waterfront property. Although the Grade 10 values appear low these sales occurred the last quarter of 1999 and were all new houses. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.